

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Accommodation - Buildings - Providing official residential accommodation to Hon'ble Judges of High Court of A.P. – Renewal of one year Lease Period for Villa Nos.2, 3,4,5,6,7 & 23 and fresh rental agreement for the Villa No.20 at Misky, 1st Avenue, Viraj Constructions, Undavalle, Tadepalli Mandal, Guntur District - Administrative Sanction for an amount of Rs.1,30,00,000/- (Rupees One Crore and Thirty Lakhs only) towards payment of monthly rents to the Villa owners – Orders - Issued.

GENERAL ADMINISTRATION (ACCOM.) DEPARTMENT

G.O.RT.No. 2042

Dated: 28-12-2020

Read the following:

- 1) G.O.Rt.No.2253, G.A (Accom.) Dept., Dated:14-10-2019
- 2) G.O.Rt.No.2800, G.A (Accom.) Dept., Dated:11-12-2019.
- 3) G.O.Rt.No.2810, G.A (Accom.) Dept., Dated:12-12-2019.
- 4) Letter No. Judges ACCOM/ HC/ DCE(B)/ EE(B)/ DEE(B)/ AEE6/2020-21, Dated:13-11-2020.

O R D E R:-

Government vide references 1st, 2nd & 3rd read above, have issued orders to Chief Engineer, R&B for entering into rental agreement with seven (7) villa owners i.e., Villa Nos.2,3,4,6,7 and 5, 23, at Misky, 1st Avenue, Viraj Constructions, Undavalli, Tadepalli Mandal, Guntur District on the terms and conditions of rental agreement as finalised by C.E. (R&B) for a period of one year from the date of occupation of each villa as indicated therein for provision of official residence accommodation to seven (7) Hon'ble Judges of High Court of Andhra Pradesh. Accordingly, the CE (R&B) entered into rental agreement with seven villa owners with a clause of 10% hike in rent paid for the last month of the year for renewal of lease agreements.

2. After expiry of the lease period at different periods in respect of the above mentioned seven (7) villas, the CE (R&B) in the reference 4th read above has sent the proposal for renewal of lease for one more year from the date of expiry of existing lease period for each villa on enhanced rent @ 10% hike as per existing lease agreement and sought administrative sanction for Rs.1,45,00,000/- (Rupees One Crore and Forty Five Lakhs only). He has also sought permission for entering into fresh lease agreement with villa owner bearing No.20 without rent escalation for providing official residence accommodation to Hon'ble Justice Rao Raghunandan Rao with effect from 01.03.2020 to 28.02.2021. Further the CE(R&B) also proposed for approval of modified lease agreement in respect of escalation of rent as per G.O.Ms.No.37, Finance (FMU-TR&B) Dept., dt.07.03.2016.

3. Government after careful examination of the matter, hereby permit the Chief Engineer (R&B) to enter into renewal of rental agreement with the existing seven villa owners i.e., Villa Nos.2,3,4,5,6,7 and 23 for a period of one year from the date of expiry of present lease agreement duly approving the proposed modified lease agreement as per G.O.Ms. No. 37, Finance (FMU-TR&B) Dept, Dt.07-03-2016, i.e. rent escalation clause (Clause-4 of agreement) for future lease periods. The details of rents fixed with 10 % hike as per existing lease agreement in respect of seven villas proposed for renewal of one year and also fresh lease agreement without escalation for villa no.20 is shown in annexure appended to this order.

4. Accordingly, Government hereby accorded the administrative sanction for an amount of Rs.1,30,00,000/- (Rupees One Crore and Thirty Lakhs only) to Chief Engineer (R&B) for payment of monthly rents for payable for the renewal period in respect of seven (7) villas and also for Villa No.20 under the Head of Account 2216-05-053-00-06-140-141.

5. The CE(R&B) is also permitted to clear the pending rental bills for the previous financial year 2019-20, if any, from the available funds under Head of Account 2216-05-053-00-06-140-141 during the FY 2020-21.

(P.T.O)

//2//

6. This order issues with the concurrence of Finance Department vide their U.O. Note No. FIN01-FMU/13/2019-FMU-TR-B, Dated:24-12-2020.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

SHASHI BHUSHAN KUMAR
PRL. SECRETARY TO GOVERNMENT (GPM & AR) (FAC)

To

The Chief Engineer (R&B), HoD's Building, MG Road, Vijayawada.

The Registrar General, High Court of A.P.

The Pay and Accounts Officer, A.P, Vijayawada.

The Accountant General (A&E), AP, Hyderabad.

The Director of Treasuries and Accounts, A.P, Vijayawada.

Copy to:

The P.S to Secretary to Government, Law department.

The P.S to Prl. Secretary to Govt.(GPM&AR)

SF/SC.

C.No.751325

//FORWARDED::BY ORDER//

SECTION OFFICER

ANNEXURE - A

(to G.O.Rt.No.2042 G.A(Accom.) Dept., Dated:28-12-2020).

Details of Rent fixed for Villa No.2, at MISKY ...1st Avenue, Viraj Constructions, Undavalli Gram Panchayat of Tadepalli Mandal, Amaravati during the renewal period

Sl. No	Description of item	Floor area	Rate per month in Rs.	Unit	Amount Rs.	Lease Renewal Period
1	Net Carpet area of villa	3812 Sft	20	Per sft	76,240	Commences from 07.02.2020 to 06.02.2021
2	Providing A.Cs of 1.50T capacity listed in clause 7 of draft agreement	9 Nos	5200	Each	46,800	
3	Providing Geysers listed in clause 7 of draft agreement	3 Nos	600	Each	1,800	
4	Providing Sofa sets and other furniture listed in clause 7 of draft agreement	3 sets in villa	5000	1 villa	15000	
5	Providing kitchen accessories listed in clause 7 of draft agreement	1 No in Villa	1250	1 Villa	1,250	
6	Providing Parking place & Garden	1 No in villa	14000	Each	14,000	
7	Monthly maintenance charges	1 month	10000	1 Month	10,000	
Total Rs.					1,65,090 Rounded to 1,65,000	
Add: 10% hike as per Lease Agreement					16,500	
Monthly rent fixed as per existing Lease Agreement					1,81,500	

SHASHI BHUSHAN KUMAR
PRL. SECRETARY TO GOVERNMENT (GPM & AR) (FAC)

SECTION OFFICER

Annexure-B

(to G.O.Rt.No.2042 G.A(Accom.) Dept., Dated:28-12-2020).

**Details of Rent fixed for Villa No.3,4,5,6,7 & 23 at MISKY ...1st Avenue, Viraj
Constructions, Undavalli Gram Panchayat of Tadepalli Mandal, Amaravati during
the renewal period**

Sl. No	Description of item	Floor area	Rate per month in Rs.	Unit	Amount Rs.
1	Net Carpet area of villa	3812 sft	20	Per sft	76,240
2	Providing A.Cs of 1.50T capacity listed in clause 7 of draft agreement	7 Nos	5200	Each	36,400
3	Providing Geysers listed in clause 7 of draft agreement	2 Nos	600	Each	1,200
4	Providing Sofa sets and other furniture listed in clause 7 of draft agreement	2 sets in villa	5000	1 villa	10,000
5	Providing kitchen accessories listed in clause 7 of draft agreement	1 No in villa	1250	1 Villa	1,250
6	Monthly maintenance Charges	1 Month	10000	1 Month	10,000
Total Rs.					1,35,090
Add: 10% hike as per Lease Agreement					Rounded to 1,35,000 13,500
Monthly rent fixed as per existing Lease Agreement for each villa					1,48,500

Details of Villa-wise Renewal Period

S.No.	Villa Number	Renewal Period	
		Commences from	Expires on
1.	3	14.02.2020	13.02.2021
2.	4	09.02.2020	08.02.2021
3.	5	10.07.2020	09.07.2021
4.	6	07.03.2020	06.03.2021
5.	7	11.03.2020	10.03.2021
6.	23	24.11.2020	23.11.2021

SHASHI BHUSHAN KUMAR
PRL. SECRETARY TO GOVERNMENT (GPM & AR) (FAC)

SECTION OFFICER

Annexure-C

(to G.O.Rt.No.2042 G.A(Accom.) Dept., Dated:28-12-2020).

**Details of Rent fixed for Villa No.20, at MISKY ...1st Avenue, Viraj Constructions,
Undavalli Gram Panchayat of Tadepalli Mandal, Amaravati during the renewal
period**

Sl. No	Description of item	Floor area	Rate per month in Rs.	Unit	Amount Rs.
1	Net Carpet area of villa	3812 sft	20	Per sft	76,240
2	Providing A.Cs of 1.50T capacity listed in clause 7 of draft agreement	7 Nos	5200	Each	36,400
3	Providing Geysers listed in clause 7 of draft agreement	2 Nos	600	Each	1,200
4	Providing Sofa sets and other furniture listed in clause 7 of draft agreement	2 sets in villa	5000	1 villa	10,000
5	Providing kitchen accessories listed in clause 7 of draft agreement	1 No in villa	1250	1 Villa	1,250
6	Monthly maintenance Charges	1 Month	10000	1 Month	10,000
Total Rs.					1,35,090 Rounded to 1,35,000
Monthly Rent fixed as per modified lease agreement i.e., without escalation of 10%					1,35,000

SHASHI BHUSHAN KUMAR
PRL. SECRETARY TO GOVERNMENT (GPM & AR) (FAC)

SECTION OFFICER